



City of Yreka

701 Fourth Street • Yreka, CA 96097
(530) 841-2386 • FAX (530) 842-4836



HOUSING POLICY
DEVELOPMENT, HCD

APR 01 2011

March 30, 2011

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: Annual Housing Element Progress Report

Enclosed is a copy of the Annual Housing Element Progress Report on Housing Element Implementation for calendar year 2010 for the City of Yreka as required by Government Code Sections 65400 – 65404.

Sincerely,

Pam Hayden
Planning Director

DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Yreka

Mailing Address: 701 Fourth Street
Yreka, CA 96097

Contact Person: Pam Hayden Title: Planning Director

Phone: (530) 841-2325 FAX: (530) 842-4836 E-mail: phayden@ci.yreka.ca.us

Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

Submit to:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

(CCR Title 25 §6202)

City of Yreka

1/1/2010 - 12/31/2010

Table A

Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
(9) Total of Moderate and Above Moderate from Table A3				0	0	0	0				
(10) Total By Income Table A/A3			0	0	0	0	0	0			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it's housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
						0	0
No. of Units Permitted for Above Moderate						0	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted Non-deed restricted	28	0	0	0	0						28
	Deed Restricted Non-deed restricted	20	0	0	0							20
	Deed Restricted Non-deed restricted	0	0	0	0							
Moderate	Deed Restricted Non-deed restricted	19	2	1	0	0					3	16
	Deed Restricted Non-deed restricted	50	12	0	0	0					12	38
Total RHNA by COG. Enter allocation number:		117										
Total Units		14	1								15	102
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE.1.1.1	Review General Plan for adequate vacant land to accommodate a variety of housing types	Annual review	There were no residential units constructed on vacant land in 2010. There is adequate land for a variety of housing unit types available.
HE.1.2.1	Encourage and support residential development plans for lower income housing.	Continuous	There were no requests for residential development in 2010.
HE.1.2.2	Encourage developers of large residential subdivisions to provide some affordable housing.	As proposals are received	There were no requests for residential development in 2010.
HE.1.2.3	Encourage development of affordable housing by maintaining low fees.	Annual	Fees are deposit against cost. They are minimal and would not deter development.
HE.1.2.4	Review Government Code Section requirements for density bonuses.	1-Aug-10	In progress, this change has not been completed yet.
HE.1.2.5	Maintain affordable units.	As needed	In progress.
HE.1.2.6	Search for gap funding for projects at risk.	As needed	In progress.
HE.1.2.7	Maintain list of qualified entities to participate in offer to purchase and right of first refusal.	As needed	In progress. A list of funding resources is included in the 2009 Housing Element for the City of Yreka, designated as Appendix B.
HE.1.2.8	Encourage non-profit organizations in applications for funding to acquire homeless shelter and/or transitional housing.	Ongoing	In progress.
HE.1.2.9	Encourage participation in the annual review of the Housing Element.	Annually	Accomplished through public notice of meetings.
HE.1.2.10	Develop procedures to grant priority sewer and water service to developments that include lower income households	1-Aug-10	Specific procedures have not been developed yet, however there is adequate sewer and water available to accommodate new development.

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HE.1.3.1	Monitor CUP process on multifamily applications to determine if it is a deterrent to construction of multifamily units.	Annually	There were no applications for multifamily housing during 2010.
HE.1.3.2	Review zoning ordinance and revise if creates constraints on affordability and housing availability.	Annually	There were no applications for housing projects in 2010.
HE.1.3.3	Amend zoning ordinance re: Gov. Code Section 65589.5(d) and (f), don't condition making project infeasible unless findings are made.	1-Aug-10	This program has not yet been implemented. No housing projects were applied for, therefore no conditions resulting in making a project infeasible were made.
HE.1.4.1	Maintain zoning and development standards to encourage affordable single family housing.	Ongoing	The City continues to maintain the zoning and development standards in the residential areas.
HE.2.1.1	Priority shall be given a high priority for building permit processing & inspections for individuals with disabilities.	As needed	Building and Planning Departments give priority to individuals with disabilities as needed.
HE.2.1.2	Establish reasonable accommodations in rules, policies, practices & procedures needed to ensure persons with disabilities equal access to housing.	1-Aug-10	This program is in progress.
HE.2.1.3	If accommodations are requested and a variance is required the Planning Commission will be advised to balance variance standards with the Fair Housing Act etc.	As applications are submitted	This is implemented when appropriate applications are submitted. Planning Commission is made aware of special needs that may be present.
HE.2.1.4	Provide reasonable accommodation to handicapped and disabled when apply for building permits.	As needed	Handicapped and disabled are provided reasonable accommodation as needed.
HE.2.1.5	Work with developers of new multifamily housing that include 4 and 5 bedroom units and expedite review process.	As projects are proposed	No applications were submitted for any housing projects during 2010.
HE.2.1.6	Conform to codes & standards related to access for disabled persons and facilitate modification of existing facilities.	Ongoing	This is accomplished in part through the Building Department (code enforcement) as building permits are issued.
HE.2.1.7	Follow federal ADA guidelines for development of disabled units.	Ongoing	This is accomplished through the Building Department.

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HE.2.1.8	To facilitate housing for extremely low-income persons, City will amend Zoning Ordinance to clarify the definition of single-room occupancy units and describe specific development standards for these units.	1-Aug-10	In progress, this has not been accomplished yet.
HE.2.1.9	Amend zoning ordinance to include definitions of supportive & transitional housing and emergency shelters, allow emergency shelters by right in Light Industrial zone.	1-Aug-10	In progress, this has not been accomplished yet.
HE.2.1.10	Amend zoning ordinance to allow group care facilities (6+) by CUP in R-2, R-3 C-2 and CH zones. Continue allowing group care facilities for 6 or less in all residential zones.	1-Aug-10	In progress, this has not been accomplished yet.
HE.2.1.11	City will prioritize funding, offer financial incentives, or regulatory concessions to encourage development of single-room units or units affordable to the extremely low-income.	Whenever housing for extremely low income is proposed	No applications were submitted for any housing projects during 2010.
HE.3.1.1	Goal of assisting 5 homeowners in next 5 years, provide loans to homeowners to rehab or replace dilapidated units.	5 Units between 2009 & 2014	Two units were rehabilitated in 2010 with the CDBG loan funds, 22 building permits were issued in 2010 for repairs exceeding \$2,000 plus 32 re-roof permits.
HE.3.1.2	Encourage rehab of historic structures, and inform and help with Mills Act contracts.	Ongoing	City continues to provide information for inclusion of historic buildings on the historic register and information regarding the Mills Act Ordinance. Six buildings located in the Historic District received repairs in excess of \$1,000 in 2010.
HE.3.1.3	Review standards in Zoning Ord for permitted uses to help insure compatibility with adjacent uses.	Annually	The Zoning Ordinance is regularly monitored to see if modifications are necessary.
HE.3.1.4	Give code enforcement a high priority and provide adequate funding and staffing to support code enforcement programs.	Ongoing	The City promptly responds to complaints from residents. The City has taken action on violations within the City.
HE.3.1.5	Utilize code the enforcement program as means of keeping track of the conditions of the City's housing stock.	Ongoing	Residential areas are regularly monitored by the Planning Commission, City Council, and staff due to the small size of the community. As the City becomes aware of issues needing attention, they are addressed promptly.

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Reporting Period		1/1/2010 - 12/31/2010	
HE.4.1.1	Ensure all persons, regardless of race, sex, cultural origin, age, marital status, or physical handicaps, are provided a choice of housing locations.	Ongoing	Posters from the CA Dept of Fair Employment and Housing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency.
HE.4.1.2	Make information of Fair Housing available to the public.	Ongoing	Posters from the CA Dept of Fair Employment and Housing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency.
HE.4.1.3	Provide a referral service to those who handle complaints against discrimination.	As complaints are received	City has provided referral as necessary and will continue to do so.
HE.5.1.1	Continue to allocate HOME and CDBG funds to direct housing related programs.	As Grants are received	The City continues to allocate CDBG funds pursuant to the required criteria for housing upgrades.
HE.5.1.2	Encourage local builders to provide sufficient housing for participants in first-time homebuyer & below market rate purchase programs.	As development project are proposed	The City will continue to encourage developers to provide housing for first-time homebuyers & below market rate purchase programs. There were no applications for residential development in 2010.
HE.5.1.3	Provide assistance to developers, nonprofit organizations, & others to apply and develop projects for federal and state housing programs/grants.	As funding becomes available	The City will continue to notify developers of available funding and other incentives as funding becomes available.
HE.5.2.1	Support staff efforts to expand their housing knowledge base.	Annually, Ongoing	The City provides funding for staff to attend conferences and trainings as needed. The City is also on mailing lists for relevant housing related state departments and organizations.
HE.5.3.1	Establish a biennial monitoring program to identify assisted at-risk units of losing their affordability subsidies or requirements.	1-Aug-10	The City has not yet created this program. However, the City continues to work with property owners to maintain affordable housing units.
HE.6.1.1	Promote use of energy conservation measures in all housing through use of public and private weatherization programs.	Ongoing	The City has instituted a city-wide newsletter to disseminate information on energy conservation programs. Great Northern Corp. manages the local weatherization program and is widely used.
HE.6.1.2	Provide information on currently available weatherization and energy conservation programs to residents of the City.	Mailings annually, Ongoing	The City has instituted a city-wide newsletter to disseminate information on energy conservation programs. Great Northern Corp. manages the local weatherization program and is widely used.
HE.6.1.3	Continue enforcement of State requirements for energy conservation in new residential projects.	Ongoing	Compliance with the Zoning Ordinance and Building Code, including Title 24, assures energy conservation in new residential projects.

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Jurisdiction

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General Comments:

One single family dwelling was demolished and a replacement home was rebuilt. There were no other new residences constructed in 2010, therefore, there was no change in the vacant land inventory. An update of the inventory of Planning Commission reviewed projects are attached, 2010 Planning Permits.

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2010 PLANNING PERMITS

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTALS
Animal	0	0	0	0	0	0	0	0	0	0	0	0	0
Boundary Adjustment	0	0	0	0	0	2	1	1	2	0	0	0	6
Business-Misc.	1	2	0	0	1	0	1	1	0	0	2	0	8
Environmental Review	0	0	0	0	0	0	0	0	0	0	0	0	0
Exception/Waiver	0	0	0	0	0	1	0	0	0	0	0	0	1
Garage Conversion	0	0	0	0	0	0	0	0	0	0	0	0	0
General Plan/Admendment	0	0	0	0	0	0	0	0	0	0	0	0	0
Historical	0	0	0	0	0	0	0	0	1	0	0	1	2
Home Occupation	3	1	0	3	2	0	0	1	2	2	1	2	17
Major Subdivision	1	0	0	0	0	0	0	0	0	0	0	0	1
Minor Subdivision	0	0	0	0	0	0	0	0	0	0	0	0	0
Neg. Dec/E.I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0
Parcel Map/Merger	0	0	1	0	0	0	0	0	0	0	0	0	1
Portable Vending	0	0	0	0	0	0	0	0	0	0	0	0	0
Use Permit - Misc.	3	1	2	0	4	1	0	1	1	0	1	1	15
Sign Use Permit	1	0	0	0	0	0	0	0	1	0	0	0	2
Site, Parking, Landscape	0	0	0	0	0	0	1	0	0	0	0	0	1
Annexation/Deannexation	0	0	0	0	0	1	0	0	0	0	0	0	1
Special Modify U.P.	0	0	0	0	0	0	0	0	0	0	0	0	0
Variance	0	0	0	0	0	0	1	0	0	0	0	0	1
Zone Change	0	0	0	0	0	0	0	0	0	0	0	0	0
Continued-Extended	2	2	0	0	1	0	0	1	2	1	0	0	9
Permits Expired	0	0	0	0	0	0	0	0	0	0	0	0	0
Permits Voided	0	0	0	0	0	0	0	1	0	0	1	0	2
Permits Withdrawn	3	0	0	1	0	0	0	0	0	2	0	0	6
Total Submitted Permits	11	6	3	3	8	5	4	5	9	3	4	4	65
Permits Approved	5	5	2	5	1	7	2	4	4	6	2	4	47
Permits Denied	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Submitted Sign Permits	0	3	2	4	1	2	2	1	2	5	0	1	23
Historical Sign	0	0	0	0	0	1	0	0	0	2	0	0	3
Sign Permits Approved	0	3	2	4	1	3	2	1	2	5	1	2	26
Sign Permits Denied	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Permits Withdrawn	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL PERMITS	11	9	5	7	9	8	6	6	11	10	4	5	91
TOTAL FEES	2,558	817	9145	706	7274	2097	1149	703	1322	517	2197	511	\$ 28,996.00
Refunds				-210		-1675	-210				-120		\$ (2,215.00)
													\$ 26,781.00

Note: JF Shea payment of \$8200.00 in March 2010 was for Use Permit appeal with City Council (pmt covers PMC fees)

Note: JF Shea payment of \$6425.57 in May 2010 was for city hours exceeding time covered by the deposit

Total Permits for 2010

Pending permits	10
Approved	47
Denied	0
Void	2
Withdrawn	6
Total Submitted for 2010	<u>65</u>

Sign Permits -Approved	26
Sign Permits - Void	0
Total Sign Pemits Submitted	<u>26</u>

Permits Pending

Fairchild Med Center - PUD	
Karuk Tribe of Calif - Deannexation	
Karuk Tribe of Calif - BLA	
Karuk Tribe of Calif - General Plan	
Mike Spearin - Cert. of Compliance	
Foresight Surveying/Matt Rokes - BLA	
Yreka Holdings II - BLA	
T & S Construction - Temp Storage Yard	pending
Robert Warner - Use Permit	approved 1/19/11
Michelle Hill - Historic Exterior	approved 1/19/11